

7. 2012SP-027-001

515 SOUTHGATE AVENUE

Map 105-11, Parcel(s) 190

Council District 17 (Sandra Moore)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning, property located at 515 Southgate Avenue, at the southwest corner of Southgate Avenue and Carvell Avenue (0.46 acres), to permit 6 residential units, requested by Dale & Associates, applicant, 515 Southgate, LLC, owner.

Staff Recommendation: Approve the SP with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit six detached residential units.

Preliminary SP and Final Site Plan

A request to rezone from Single and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) zoning, property located at 515 Southgate Avenue, at the southwest corner of Southgate Avenue and Carvell Avenue (0.46 acres), to permit 6 residential units.

Existing Zoning

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25% duplex lots. *R6 would permit a maximum of 3 lots with three duplex lots for a total of six units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

While the existing zoning district would permit a maximum of six units, the SP provides the needed flexibility for six units to work on the site creating higher density and promoting infill development. Higher density coupled with existing sidewalk and filling in sidewalk gaps helps to sustain and create a more walkable neighborhood. The plan also provides a different housing option than what can be found in the immediate area.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) – is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The proposed development provides housing which is consistent with the Neighborhood General land use policy.

PLAN DETAILS

The intent of this request is to permit six detached residential units. The property is approximately half an acre in size and is located in South Nashville at the southwest intersection of Southgate Avenue and Carvell Avenue. The immediate area is mostly made of single-family lots, but a large recording studio is directly across Carvell as is Fall-Hamilton Elementary School. The property currently contains a single residential structure.

Site Plan

The plan identifies six residential units. Two units front onto Southgate and the remaining four units front onto Carvell Avenue. As proposed the density is approximately 13 units per acre. The following bulk standards would apply:

Max Units – 6

Max FAR – 60 percent (57 percent proposed)

Max ISR – 70 percent (46 percent proposed)

Front Yard Setback – 10 feet* on Southgate and 15 feet* on Carvell

Side Yard Setback – 10 feet from property line and 6 feet between units

Rear Yard Setback – 20 feet from property line

Max Height – two stories

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**The plan permits porches, stoops, balconies and bay windows to be within six feet of the right-of-way.*

Access to the two units on Southgate Avenue will be from separate driveways with front loaded parking. The four units along Carvell Avenue will be accessed by two shared drives. Parking for the units along Carvell will be located at the rear of the units. A sidewalk currently exists along Southgate Avenue and is shown on the plan. A new sidewalk is shown along Carvell Avenue. A nine foot of right-of-way dedication along Carvell is also proposed.

Staff Analysis

As stated above the request is consistent with the areas Neighborhood General land use policy. The plan also supports infill development, helps to sustain a walkable neighborhood and provides a wider range of housing options in the area which are all Critical Planning Goals.

METRO SCHOOL BOARD REPORT

Projected student generation 1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Fall-Hamilton Elementary School, Cameron Middle School, and Glenclyff High School. Fall-Hamilton is identified as over capacity; however, there is capacity within the cluster for elementary school students. This information is based upon data from the school board last updated September 2011.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

- Provide driveway and parking lot design per Metro Code.
- Revise the building layout on Southgate to allow 18' minimum from the face of the garage to the back of sidewalk.
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Attached (210)	0.46	7.71 D	6 U*	58	5	7

*Three two-family lots.

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.46	-	6 U	40	4	4

Traffic changes between maximum: **R6** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	0	-18	-1	-3

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. As proposed the request is consistent with the sites Neighborhood General land use policy and meets several Critical Planning Goals.

CONDITIONS

1. Uses within the SP shall be limited to residential.
2. Revise the building layout on Southgate to allow 18' minimum from the face of the garage to the back of sidewalk.

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3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.

4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Swaggart presented the staff recommendation of SP approval with conditions and disapproval without all conditions.

Michael Garrigan, spoke in support of the proposal and noted that this SP is for design purposes only, not density purposes. It allows for flexibility with the design.

Susan Heffernon, 1710 Neal Terrace, spoke against the proposal stating concerns with the size of the houses and requested that a fence be built.

Donnel Wordlaw, 1709 Allison Place, spoke against the proposal stating concerns with congestion and no sidewalks.

Michael Garrigan noted that they are required by Public Works to improve the right of way to two lanes with sidewalks; has no objection to a fence.

Mr. Haynes moved and Mr. Dalton seconded the motion to close the Public Hearing. (7-0)

Mr. Adkins expressed appreciation for the neighbor's concerns and noted that it is imperative for the builder and community to work together to make this a win-win. Will support as the SP seems to make more sense from a Planning and Design perspective.

Dr. Cummings thanked the neighbors for coming but stated that this is the best plan for this property.

Mr. Adkins moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2012-222

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-027-001 is Approved with conditions and disapprove without all conditions. (7-0)

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6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The request is consistent with the Neighborhood General land use policy. The plan also supports infill development, helps to sustain a walkable neighborhood and provides a wide range of housing options in the area.
